

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-520-5, 1

2021 532815

08/12/2021 08:43AM

Total Fees: 25.00

By: RM

Pg #: 3

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

Satisfaction of Assignment of Leases and Rents

Return To:

First American Title
2425 E. Camelback Rd. Suite 300
Phoenix, AZ 85016

P.I.N. # 33-23-0004-0023 & 08-15-0023-0186

The undersigned Bank certifies that the following is fully paid and satisfied:

Document executed by SUNSHINE CAR CARE LLC AND INDIANA HOLDINGS REAL ESTATE LLC to Bank dated 03/12/19, and recorded in the office of the Register of Deeds of LAKE County, INDIANA, as Document Number 2019 019345, in (Volume) N/A (Page) N/A.

LEGAL DESCRIPTION:

SEE ATTACHED

Associated Bank, N.A.

BY: 

Jody M. Tilken, Manager

STATE OF WISCONSIN

BROWN COUNTY

On September 27, 2021, the foregoing instrument was acknowledged before me by the above named authorized agent.

THIS INSTRUMENT WAS DRAFTED BY
MERCEDES PETERSEN
Associated Loan Services Department
PO Box 19097
Green Bay, WI 54307-9097
Account No. N/A





Madyson Swanson
Notary Public, State Of WISCONSIN
My Commission Expires 02/18/2025

[Corporate Seal Not Required. Sec. 706.03(2),
Wis. Stats.]

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

File No. 10764114

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel A:

The land referred to herein below is situated in the City of Crown Point, County of Lake, State of Indiana and is described as follows:

Parcel A-1: A parcel of land being a part of the South 572.70 feet of the West 54 acres of the Southeast 1/4 of Section 32, Township 35 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, lying South of Beaver Dam Ditch and being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 32; thence South 89 degrees 36 minutes 29 seconds East 197.34 feet along the South line of the Southeast 1/4 of said Section 32 to an intersection point of said South line with the Northerly right-of-way line of the Chicago & Erie Railroad (now abandoned), said intersection point being the point of beginning; thence South 89 degrees 36 minutes 29 seconds East 294.38 feet along the South line of the Southeast 1/4 of said Section 32; thence North 5 degrees 00 minutes 40.5 seconds West 202.25 feet; thence South 84 degrees 59 minutes 19.5 seconds West 371.41 feet to the Northerly right-of-way line of said Chicago & Erie Railroad; thence South 29 degrees 11 minutes 04 seconds East 191.31 feet along said Northerly right-of-way line to the point of beginning.

Parcel A-2: A parcel of land being a part of the South 572.70 feet of the West 54 acres of the Southeast 1/4 of Section 32, Township 35 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, lying South of Beaver Dam Ditch and being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 32; thence South 89 degrees 36 minutes 29 seconds East 89.32 feet along the South line of the Southeast 1/4 of said Section 32 to an intersection point (said point being on the Easterly right-of-way line of State Road #55) with a 5,777.90 foot non-tangent curve, the center of which bears South 87 degrees 01 minutes 00 seconds West; said point of intersection being the point of beginning; thence Northerly on the East right-of-way line of said State Road #55 a distance of 164.39 feet along the arc of said curve through a central angle of 1 degree 37 minutes 48 seconds; thence North 84 degrees 59 minutes 19.5 seconds East 25.73 feet to the Northerly right-of-way line of the Chicago & Erie Railroad (now abandoned); thence South 29 degrees 11 minutes 04 seconds East 191.31 feet along said Northerly right-of-way line to the South line of the Southeast 1/4 of said Section 32; thence North 89 degrees 36 minutes 29 seconds West 108.02 feet along the South line of the Southeast 1/4 of said Section 32 to the point of beginning.

Parcel A-3: Ingress and Egress Easement, over, upon and across the following, having been created by a certain Grant of Easement from Crown Point Ponderosa, an Indiana limited partnership to Venture Properties, Inc., an Indiana corporation dated December 20, 1989 and recorded January 25, 1990 as Document No. 080976.

A parcel of land being a part of the South 572.70 feet of the West 54 acres of the Southeast 1/4 of Section 32, Township 35 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, lying South of Beaver Dam Ditch, and being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 32; thence South 89 degrees 36 minutes 29 seconds East 89.32 feet along the South line of the Southeast 1/4 of said Section 32 to an intersection point (said point being on the Easterly right-of-way line of State Road #55) with a 5,777.90 foot non-tangent curve, the center of which bears South 87 degrees 01 minutes 00 seconds West; thence Northerly on the East right-of-way line of said State Road #55 a distance of 164.39 feet along said curve through a central angle of 1 degree 37 minutes 48 seconds to the point of beginning; thence continuing Northerly 40.10 feet along said curve through a central angle of 0 degrees 23 minutes 52 seconds; thence North 5 degrees 00 minutes 40.5 seconds West 6.40 feet; thence North 84 degrees 59 minutes 19.5 seconds East 75.0 feet; thence South 5 degrees 00 minutes 40.5 seconds East 46.51 feet; thence South 84 degrees 59 minutes 19.5 seconds West 75.14 feet to the point of beginning.

Property Address: 1492 Main Street, Crown Point, Indiana

Parcel Identification Number: 33-23-0004-0023

Parcel B:

The following described real estate in Lake County, in the State of Indiana, to wit:

Part of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8, West of the 2nd Principal Meridian, in the Town of Merrillville, Lake County, Indiana, described as follows: Beginning at a point 1097.56 feet South of the Northeast corner of said 1/4 1/4 Section on the East line of said Section; thence West, parallel with the North line of said 1/4 1/4 Section, 285 feet; thence South, parallel with the East line of said 1/4 1/4 Section, 225.35 feet; thence East, parallel with the North line of said 1/4 1/4 Section, to the East line thereof; thence North, along the East line thereof, 225.35 feet to the point of beginning, except the North 100 feet thereof and except the West 10 feet of the East 50 feet thereof.

Property Address: 6262 Broadway, Merrillville, Indiana

Parcel Identification Number: 08-15-0023-0186